



Official copy of register of title

Title number EGL527797 Edition date 05.08.2021

- This official copy shows the entries in the register of title on 16 November 2023 at 14:19:46.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 November 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

This register describes the land and estate comprised in the title.

NEWHAM

- 1 (12.03.2007) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being part of London City Airport, Connaught Road, London.

NOTE 1: The airspace above and adjacent to the land in this title and any building and the soil and material beneath the foundations of any building are excluded from the title.

NOTE 2: As to the part edged and numbered 2 and 3 in brown on the title plan the viaduct structure, the airspace above the viaduct structure, the piers and columns supporting the viaduct structure and the pier subsoil more particularly described in the Transfer dated 12 February 2007 referred to below are excluded from the title.

NOTE 3: As to the part tinted blue on the title plan the British Rail Tunnel running under the premises is excluded from the title.

- 2 (12.03.2007) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 28 October 1999
Term : 4 years from 23 December 2018 to 22 December 2022
Parties : (1) Marketspur Limited
(2) London City Airport Limited

NOTE: The Lease dated 23 December 1998 and Deed of Variation dated 28 October 1999 referred to in the above lease is registered under title number EGL517814 NOTE 2: The lease comprises also other land

- 3 (12.03.2007) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.



A: Property register continued

4 (12.03.2007) The registrar has not seen any consent to the grant of this sub-lease that the superior lease, out of which it was granted, may have required.

5 (12.03.2007) The title includes any legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land.

NOTE: The rights granted in Part II of the First Schedule are included in the title only so far as the landlord had the power to grant the same.

6 (12.03.2007) The land has the benefit of the rights granted by but is subject to the rights reserved by a Lease dated 12 August 1991 made between (1) The Port of London Authority (2) John Mowlem & Co. PLC and (3) London City Airport Limited.

NOTE: Copy lease filed under EGL288796.

7 (12.03.2007) The land has the benefit of but is subject to for the term stated therein rights in case of emergency only to pass and repass over the emergency accessways contained in a Deed of Grant dated 7 November 1991 made between (1) London Docklands Development Corporation (2) London City Airport (Developments) Limited (3) London City Airport Limited (4) John Mowlem and Company PLC and (5) The Port of London Authority upon the terms therein mentioned.

NOTE: Copy filed under EGL288796.

8 (12.03.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer dated 12 February 2007 made between (1) City Aviation Properties Limited and others and (2) Docklands Light Railway Limited.

NOTE: Copy filed under EGL519266.

9 A Deed dated 14 September 2007 made between (1) Marketspur Limited and (2) London City Airport Limited rectified the terms of the registered lease and the Deed of Variation dated 28 October 1999 referred to above.

NOTE: Copy filed under EGL518714.

10 The landlord's title is registered.

11 (22.03.2017) The land has the benefit of any legal easements granted by a Deed dated 27 February 2017 made between (1) GLA Land and Property Limited (2) Royal Docks Management Authority Limited and (3) AMI Property Holdings Limited and others.

NOTE: Copy filed under EGL240722.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (12.03.2007) PROPRIETOR: LONDON CITY AIRPORT LIMITED (Co. Regn. No. 01963361) of City Aviation House, London City Airport, Royal Docks, London E16 2PB.

B: Proprietorship register continued

- 2 (22.04.2016) RESTRICTION: No Disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 23 March 2016 in favour of The Royal Bank of Scotland PLC, referred to in the Charges Register, or their conveyancer.
- 3 (22.03.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number EGL274217 or their conveyancer that the provisions of Clause 3.11 of the Deed dated 27 February 2017 referred to in the Property Register have been complied with or that they do not apply to the disposition.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (12.03.2007) The land tinted brown on the title plan together with other land is subject to the following restrictive conditions:-

No manufacture trade business or operations of a noisome dangerous or noisy kind is to be carried on.
- 2 (12.03.2007) The land tinted yellow on the title plan together with other land is subject to the following restrictive conditions:-

No manufacture trade business or operations of a noisome dangerous or noisy kind shall be carried on in or upon the land or any building thereon and no building thereon shall be used as an hotel public house or tavern or for the sale of beer wines and spirits.
- 3 (12.03.2007) A Conveyance of the freehold estate in the land tinted mauve 3 on the title plan and other land dated 25 January 1911 made between (1) Edmund Hegan Kennard (Vendor) and (2) Harry Osborn (Purchaser) contains the following covenants:-

"AND the Purchaser for himself and his assigns and to the intent and so that the covenants hereinafter contained shall be binding on the said lands and premises hereby assured into whosoever hands the same may come and on all future owners and tenants of the same and every part thereof hereby covenants with the Vendor his heirs and assigns that he the Purchaser his heirs or assigns will not carry on upon the lands hereby conveyed or in any building which man hereafter be erected thereon any manufacture trade business or operations of a noisome dangerous or noisy kind and shall not use any such building as an hotel or public house or tavern or for the sale of beer wine or spirits."
- 4 (12.03.2007) Lease dated 27 October 1955 of the land edged and numbered 1 in brown on the title plan together with other land to Port Line Limited for 42 years from 27 April 1953.

NOTE: No copy fo the Lease referred to is held by Land Registry.
- 5 (12.03.2007) An Agreement dated 30 December 1983 made between (1) The Port of London Authority (2) John Mowlem and Company PLC (3) The London



C: Charges register continued

Docklands Development Corporation and (4) The Mayor and Burgesses of The London Borough of Newham contains covenants.

NOTE: Copy filed under EGL147506.

6 (12.03.2007) The part of the land affected thereby is subject to all subsisting rights of British Rail in respect of the railway tunnel shown by tinting blue on the title plan.

7 (12.03.2007) Agreement for lease of the land edged and numbered 4 in brown on the title plan dated 15 March 1990 in favour of The Mayor and Commonality and Citizens of The City of London for a term expiring on 25 October 1996.

NOTE: Copy filed under EGL288796.

8 (12.03.2007) An Exchange of Lands Agreement under Seal dated 7 February 1989 made between (1) London City Airport Limited (2) London Docklands Development Corporation and (3) The Port of London Authority contains provisions which relate to the land in this title.

NOTE: Copy filed under EGL288796.

9 (12.03.2007) The land in this title and other land is subject to the rights granted by a Deed dated 30 June 1999 made between (1) Stratfield Limited, (2) City Aviation Properties Limited, (3) Marketspur Limited, (4) London City Airport Limited and (5) The Urban Regeneration Agency (known as English Partnerships).

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under EGL288796.

10 (12.03.2007) A Deed of Variation dated 15 October 1999 made between (1) City Aviation Properties Limited (2) Marketspur Limited (3) London City Airport Limited (4) Allied Irish Banks PLC and (5) The Mayor and Burgesses of the London Borough of Newham relates to an Agreement under S.106 of the Town & Country Planning Act dated 21 July 1998 made between (1) Stratfield Limited (2) London City Airport Limited (3) Allied Irish Banks PLC and (4) The Mayor and Burgesses of the London Borough of Newham.

NOTE: Copy Deed of Variation filed under EGL288796. No copy of the Agreement filed at the Registry.

11 (12.03.2007) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

12 (12.03.2007) The parts of the land affected thereby are subject to the rights granted by a Lease of the ground and first floor sub station Leases within the edged and numbered 1 in blue on the title plan dated 7 March 2003 referred to in the schedule of leases hereto:-

NOTE 1: No copy of the Agreements referred to are filed in the Land Registry

NOTE 2: The land in this title formed part of the Airport referred to

NOTE 3: Copy lease filed under EGL476984.

13 (12.03.2007) The parts of the land affected thereby are subject to the rights granted by a Lease of the Airspace and Cables shown by a blue broken

C: Charges register continued

line between the land edged and numbered 2, 3 and 4 in blue on the title plan dated 7 March 2003 referred to in the schedule of leases hereto:-

NOTE 1: No copy of the Agreements referred to are filed in the Land Registry

NOTE 2: The land in this title formed part of the Airport referred to

NOTE 3: Copy lease filed under EGL477022.

- 14 (12.03.2007) The parts of the land affected thereby are subject to the rights granted by a Lease of the sub station sites edged and numbered 2,3 and 4 in blue on the title plan dated 7 March 2003 referred to in the schedule of leases hereto:-

NOTE 1: No copy of the Agreements referred to are filed in the Land Registry

NOTE 2: The land in this title formed part of the Airport referred to

NOTE 3: Copy lease filed under EGL477023.

- 15 (12.03.2007) The parts of the land affected thereby are subject to the rights granted by a Lease dated 26 January 2007 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under EGL516856.

- 16 (12.03.2007) The parts of the land affected thereby are subject to the rights granted by a Lease dated 26 January 2007 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under EGL516858.

- 17 (22.04.2016) REGISTERED CHARGE dated 23 March 2016 affecting also other titles.

NOTE: Charge reference EGL240722.

- 18 (26.07.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of 36 St. Andrew Square, Edinburgh EH2 2YB.

- 19 (22.04.2016) The proprietor of the Charge dated 23 March 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

| | Registration date and plan ref. | Property description | Date of lease and term | Lessee's title |
|---|--|--|---|----------------|
| 1 | 12.03.2007 Edged and numbered 1 in blue (part of) | Electricity Sub Station Sites (Ground and First Floor level) | 07.03.2003 30 years from 7.3.2003 | EGL476984 |
| | NOTE: See entry in the Charges Register relating to the rights granted by this lease | | | |



Schedule of notices of leases continued

| | Registration date and plan ref. | Property description | Date of lease and term | Lessee's title |
|---|---|-------------------------------|---|----------------|
| 2 | 12.03.2007 Blue broken lines between edged and numbered 2, 3 and 4 in blue (part of) | Airspace and Cables | 07.03.2003 30 years from 7.3.2003 | EGL477022 |
| | NOTE: See entry in the Charges Register relating to the rights granted by this lease | | | |
| 3 | 12.03.2007 Edged and numbered 2 and 3 in blue | Electricity Sub Station Sites | 07.03.2003 30 years from 7.3.2003 | EGL477023 |
| | NOTE 1: The lease comprises also other land. | | | |
| | NOTE 2: See entry in the Charges Register relating to the rights granted by this lease | | | |
| 4 | 12.03.2007 Edged and numbered 5 in blue | New Eastern Substation | 26.01.2007 30 years from 7.3.2003 | EGL516856 |
| | NOTE: See entry in the Charges Register relating to the rights granted by this lease | | | |
| 5 | 12.03.2007 Edged and numbered 6 in blue | New Western Substaion | 26.01.2007 30 years from 7.3.2003 | EGL516858 |
| | NOTE: See entry in the Charges Register relating to the rights granted by this lease | | | |

End of register